


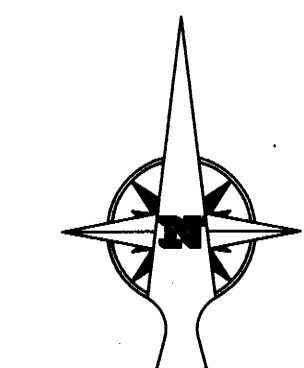


LEGEND

SECTION CORNERS = 
(As shown)
OTHER MONUMENTS FOUND = 
(As shown)
MONUMENTS SET = 
(1/2" Rebar w/Yellow Cap
marked RS Parks LS 287)
RECORDED DISTANCE = R
MEASURED DISTANCE = M
100 YR. FLOOD ELEV. = 1924 - - - 1922

WEST 1/4 CORNER OF SECTION 12 T8N-R10W
FOUND 2" PINCH PIPE IN LINE WITH POWER LINE WEST
TIES: E 34.24' TO NAIL IN POWER POLE
W 89.64' TO NAIL IN POWER POLE
NE 53.89' TO NAIL IN WARNING POST
FOR UNDERGROUND TEL. LINE



SCALE 1"=100'

OWNERS
JAMES R. HARTMAN JR. AND KIMBERLY R. HARTMAN
8719 OSBORNE DRIVE WEST, HASTINGS, NE 68901

ZONED
TRANSITIONAL AGRICULTURE

FLAT CREEK SUBDIVISION

AN 18.5819 ACRE SUBDIVISION IN THE SE 1/4 OF SECTION 12
TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE 6TH PRINCIPAL MERIDIAN
ADAMS COUNTY, NEBRASKA

MINIMUM BUILDING SETBACKS

AS REQUIRED FOR BUILDING SETBACKS IN THE CURRENT
ADAMS COUNTY ZONING AND SUBDIVISION REGULATIONS
FOR TRANSITIONAL AGRICULTURE ZONING AREAS

FLOOD PLAIN NOTE

The 100 Year Flood Plain elevations shown are based on
USGS Datum NGVD29, as determined by the Nebraska
Department of Natural Resources. A portion of this plat is located within the boundaries of
the 100 Year Flood Plain, however, on the buildable areas,
the lowest floor elevations, including basements, walk out
areas, etc. for every lot are located at least one foot (1.0')
in elevation above the 100 Year Flood Plain elevation.

CONTROLLING BENCHMARKS

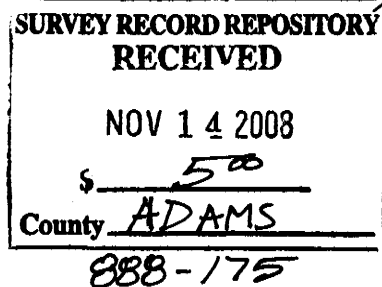
BM #1 "X" ON NE ABUTMENT OF A 4-SPAN BOX
CULVERT LOCATED UNDER HWY # 281, 1000 FEET
SOUTH OF THE SOUTH CORNER OF THE PLAT.
ELEV. 1918.22 NGVD29

BM #2 TOP OF 1/2" REBAR LOCATED 108.78' FEET
SE OF THE SE CORNER OF LOT 5 OF THE PLAT.
ELEV. 1939.90 NGVD29

SURVEYOR'S CERTIFICATE

I, Roger S. Parks, hereby certify that I am a professional land surveyor, licensed
in compliance with the laws of the State of Nebraska, that this plat correctly
represents a survey conducted by me or under my direct supervision, that any
changes from the description appearing in the last record transfer contained in
this plat are so indicated, that all monuments shown hereon actually exist as
described on the ground and their position is correctly shown, and that all
dimensional and geodetic data is correct.
Signed on this 4th day of February, 2008.

Roger S. Parks
Roger S. Parks L.S. 287



LEGAL DESCRIPTION

A tract of land located in the Southeast One-Quarter (SE 1/4) of Section Twelve
(Sec. 12) in Township Eight North, Range Ten West (T8N-R10W) of the Sixth
Principal Meridian (6th P.M.), Adams County, Nebraska, said tract being more
particularly described as follows:
Commencing at the East 1/4 Corner of Sec. 12, T8N-R12W of the 6th P.M., Adams
County, Nebraska; running thence North 90°00'00" West (assumed bearings) and
along the North line of the SE 1/4 said Sec. 12 a distance of 233.26 feet to the
POINT OF BEGINNING; running thence South 01°02'00" West a distance of 90.01 feet
to the Northeast Corner of Lot 1 of "NORTH RIDGE SUBDIVISION" in Adams County,
Nebraska, as platted and recorded; running thence North 90°00'00" West and along
the North line of said Lot 1 a distance of 200.00 feet to the Northwest Corner of
said Lot 1, said Northwest Corner being located on the West line of said
"NORTH RIDGE SUBDIVISION"; running thence South 01°02'00" West and along the said
West line of "NORTH RIDGE SUBDIVISION" and said West line extended South, a distance
of 976.67 feet to the Southwest Corner of Lot 1 of "NORTH RIDGE SUBDIVISION NO. 2",
a subdivision in Adams County, Nebraska, as platted and recorded; running thence
North 90°00'00" East and along the South line of said Lot 1 of said "NORTH RIDGE
SUBDIVISION NO. 2", a distance of 260.00 feet to a point located on the East line of
Osborne Drive West, as platted; running thence North 01°02'00" East and along the
East line of said Osborne Drive West a distance of 1033.678 feet; running thence
North 90°00'00" East a distance of 24.70 feet to a point located on the Westerly
Right-of-Way line of U.S. Highway #281; running thence South 01°02'00" West and
along the said Westerly Right-of-Way line of U.S. Highway #281 a distance of
1437.00 feet; running thence North 58°25'00" West a distance of 692.00 feet;
running thence North 18°20'00" West a distance of 402.75 feet; running thence
North 27°17'00" West a distance of 330.00 feet; running thence North 44°31'54"
West a distance of 404.00 feet; running thence North 27°27'32" West a distance
of 162.00 feet, more or less, to a point located on the North line of the South
1/2 of said Sec. 12; running thence North 90°00'00" East and along the said North
line of the South 1/2 of said Sec. 12, a distance of 1167.289 feet, more or less,
to the POINT OF BEGINNING, said tract containing a calculated area of 18.5819 Acres
more or less, said tract to be hereafter known as "FLAT CREEK SUBDIVISION".

OWNERS' CERTIFICATE

We, the undersigned, James R. Hartman Jr. and Kimberly R. Hartman, husband and wife,
the Owners of the real estate shown on the accompanying plat and described herein,
do hereby certify that we have laid off, platted, subdivided and designated, and do
hereby lay off, plat, subdivide and designate said real estate in accordance with the plat.
All streets and alleys shown within the boundaries of the plat are to be privately owned,
and will be maintained by the owners of the property within the subdivision or by a
future Home Owners' Association within the subdivision. Such streets and alleys shall
allow by public use easement, vehicular and utility access to all lots located in the
subdivision, unless specifically noted hereon, that such streets and alleys are to be
dedicated to the public and are hereby dedicated to the public subject to the acceptance
of the Adams County Board of Supervisors.

Any other public lands shown hereon and not heretofore dedicated are hereby dedicated
for public use, subject to the acceptance of dedication by the Adams County Board of Supervisors.
There are also strips of land shown on this plat and marked utility easements, reserved for the
use of public utilities or other entity so indicated, and such easements are subject to the paramount
right of the utility or other entity so indicated to install, repair, replace and maintain its
installations.
There is an area shown along the easterly 24.7 feet of the proposed plat which is marked and
designated as a Buffer Zone. This area is also dedicated for public use, and is intended to be added
to, and to be a part of the existing and new Right-of-Way of Osborne Drive West, as shown on the
proposed plat, and its use is to continue to be a buffer area between the proposed subdivision and
U.S. Hwy #281 (Tom Osborne Expressway). This Buffer Zone will be maintained by the Owners of the
subdivision or by a future Home Owners Association within the subdivision.
Clear title to the land contained in this plat is guaranteed, with no encumbrances other than
those shown on the Mortgage Note on this plat.

Witness our hands on this _____ day of _____, 2008.

James R. Hartman Jr., husband

Kimberly R. Hartman, wife

ACKNOWLEDGEMENT

State of Nebraska)
)ss.
County of Adams)

Before me, the undersigned Notary Public, in and for the County and State, personally
appeared James R. Hartman Jr. and Kimberly R. Hartman, husband and wife, and each
separately and severally acknowledged the execution of the foregoing instrument as his
or her voluntary act and deed for the purposes therein expressed.

Witness my hand and Notarial Seal on this _____ day of _____, 2008.

Notary Public

Notarial Seal

MORTGAGE NOTE

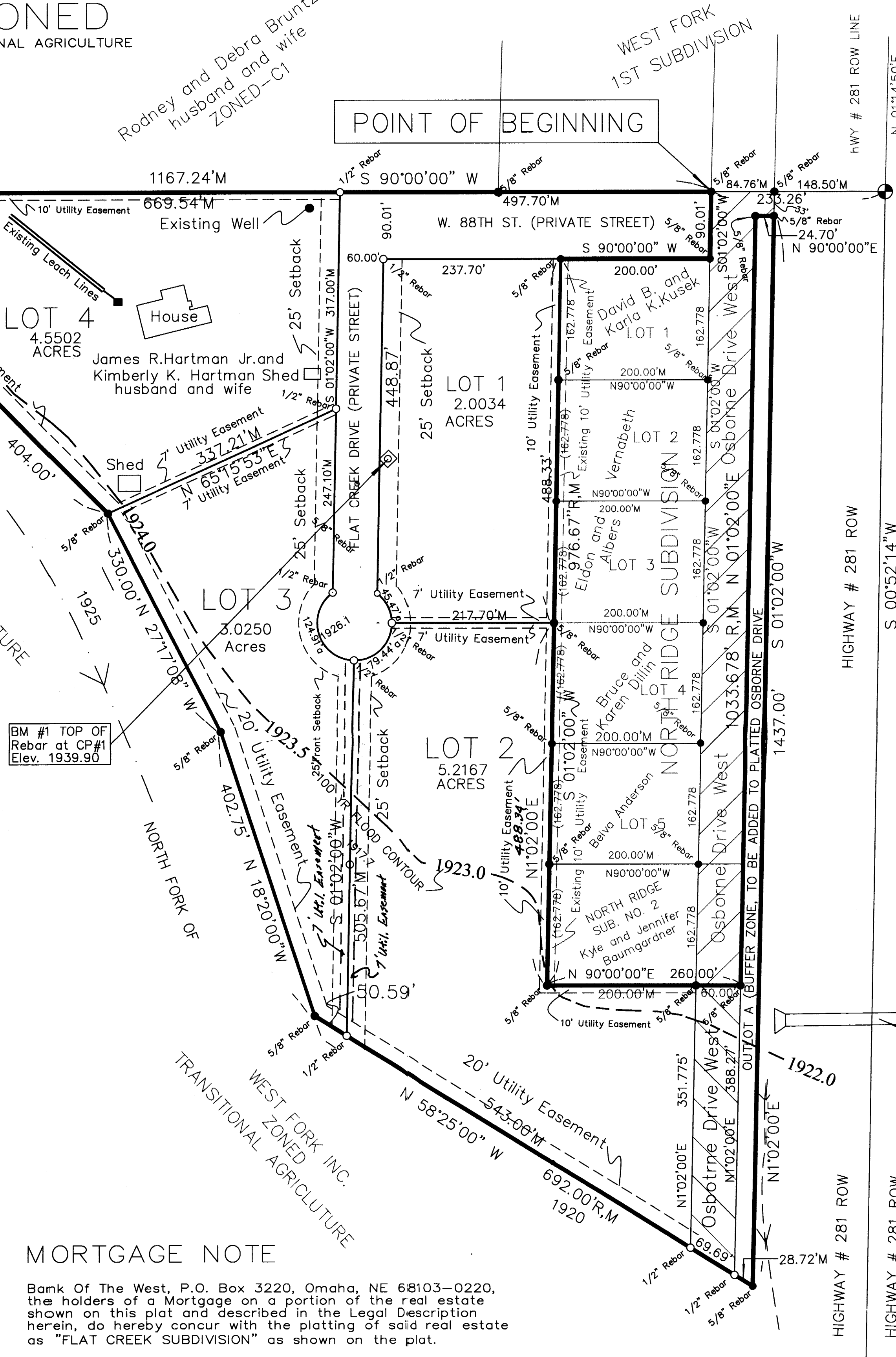
Bank Of The West, P.O. Box 3220, Omaha, NE 68103-0220,
the holders of a Mortgage on a portion of the real estate
shown on this plat and described in the Legal Description
herein, do hereby concur with the platting of said real estate
as "FLAT CREEK SUBDIVISION" as shown on the plat.

Signed on this _____ day of _____, 2008.

BY: _____

TITLE: _____

POINT OF BEGINNING



HWY # 281 ROW
N 01°14'50"E
HIGHWAY # 281 ROW

EAST 1/4 CORNER OF
SECTION 12, T8N-R10W
FOUND SURVEY MARKER IN
CENTER OF NORTH BOUND
EAST LINE OF HWY # 281
TIES: WNW 157.80' TO 1/2" REBAR
WEST 148.50' TO 1/2" PIPE
NW 176.44' TO 1/2" REBAR
WSW 152.85' TO 1/2" PIPE
EAST 50.01' TO 1/2" REBAR

COUNTY TREASURER CERTIFICATION

This is to certify that I found no regular or special taxes due or
delinquent against the property described in this plat as shown by
the records of this Office.

Dated this _____ day of _____, 2008.

Adams County Treasurer

PLANNING AND ZONING COMMISSION ACTION

The foregoing plat of "FLAT CREEK SUBDIVISION" was properly submitted to and reviewed by the
Adams County Nebraska Area Planning and Zoning Commission on this _____ day of
_____, 2008 and is hereby transmitted to the governing body of Adams County,
Nebraska, with the recommendation that said plat be _____.

This plat is void unless recorded before the _____ day of _____, _____.

Planning and Zoning Chairperson

Planning and Zoning Administrator

ADAMS COUNTY BOARD OF SUPERVISORS ACTION

The foregoing plat of "FLAT CREEK SUBDIVISION" and any dedications of land shown are approved by the County
Board of Supervisors of Adams County, Nebraska, on this _____ day of _____, 2008.

ATTEST:

Chairperson of the Board

Adams County Clerk

REGISTRAR OF DEEDS' CERTIFICATION

State of Nebraska)
)ss.
County of Adams)

This is to certify that this instrument was filed for record in the
Registrar of Deeds' Office in the Adams County Courthouse in Hastings, Nebraska.

Date: _____ Time: _____ Instrument No: _____

Adams County Registrar of Deeds.

SEAL

BENCHMARK 2000 SURVEYING
3211 VILLAGE DRIVE, HASTINGS, NE 68901
PHONE 402-263-3647 CELL. 402-460-8431

FINAL PLAT
FLAT CREEK
SUBDIVISION
SHEET 1 OF 1